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The Finest Home Land in New York City.

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\$10 Secures a \$100 Lot

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Without Regard to Actual Market Value.

10% on Day of Sale, 20% in 30 Days, 70% on Mortgage

ABSOLUTE AUCTION SALE

SATURDAY, JUNE 12th

SEND FOR DESCRIPTIVE BOOK-MAP

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Buses at Jamaica (Main Station) meet the following express trains

leaving
PENNSYLVANIA STATION (38d St. and 7th Ave.) Weekdays:
9.00, 9.59, 11.00 A. M., 12 noon (Sat. only: 12.20, 12.46 P. M.);
12.30, 1.12, 1.55, 3.00, 4.06, 4.58 P. M. Sundays: 9.00, 9.59,
11.15 A. M.; 12.34, 1.55, 2.59, 4.05, 4.50 P. M.
FLATBUSH AVE. (Breeklyn) Weekdays: 8.58, 9.57, 10.56 A. M.
(Sat. only: 12.19, 12.44 P. M.); 73.50, 1.12, 1.49, 2.59, 4.05, 4.58
P. M. Sundays: 8.57, 10.02, 11.76 A. M.; 12.34, 1.59, 3.00, 4.05,

AUTOMOBILE ROUTE via 59th Street, Queensboro Bridge, Queens

Special Train Next Saturday

From Flatbush Ave., Brooklyn at 12.15

FREE Tickets for special train on application

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representative at special train gate before train time.

Don't Fail to Attend

THE AUCTION SALE

At 12 o'clock noon, at the Exchange Salesroom, 14-16 Vesey St., N. Y. C.

157 LOTS on

BROADWAY

West 230th, 231st & 232d Streets
Kingsbridge Ave., Corlear Ave., Albany Crescent
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2 large frame dwellings and a 2 story and brick garage for 4 cars.

149 Broadway

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Tuesday, June 15, 1920, at two P. M., o the premises, property of the late Thoma Maddeck, at Liberty Corner, Somerset County, consisting of:
170 acres.
Large country house, 22 rooms and 3 baths, Modern improvements.

Modern improvements.

2 complete tanant houses.

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Water supply from 15,009 gallon reservoir.

Farm buildings suitable for acreage.

Beautiful lawns and shade trees.

The above property with stock, implements and crops, growing and in the barss, to be sold as one pares!.

This estate, located a short automobile distance from D., L. & W. in the Far Hills, Bernardsville section.

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Present farmer willing to remain on suit able terms.

CHARLES S. MADDOCK, Executor, CHARLES S. MADDOCK, Executor, CHARLES Trenton, New Jersey.

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WILLES RAY STO Low. Av., at 71st Bt

THE QUEENSBORO CORPORATION, 54 East 42d St., Cor. Madison Av.

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In East 57th Street, a three story dwelling ft. wide, full depth lot. Price \$20,000 ortgage \$10,000.

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Modern fireproof building. Every convenience. All light. Excellent service. Floor space can be

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Above 59th St.-5th Av. to East River, Above 50th St.-5th Av. to East River

Between 5th and Madison Aves.

(6 story elevator apartment houses)

7 ROOMS AND BATH \$70 TO \$100

8 ROOMS AND BATH \$95 TO \$125

also includes the reduction of mortgage, which, after a period

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The low rents not only cover all running expenses, but

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panies or large Corporation.

divided in two parts.

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From Battery to 14th St., Inclusive.

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New York City

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Our System Conceded the Safest

The fact that numerous attorneys have entered into our co-operative ownership plan and that a majority of others have purchased through advice of their attorneys proves that our method of operation has been confirmed, by legal and Real Estate opinions.

St. Lawrence Apartments 1200 Madison Avenue, S. W. Corner 88th St.

Suites of 6, 7 and 8 Rooms.

Woodrow Court

565 West 169th Street, N. E. Cor. St. Nicholas Av. Suites of 3, 4, 5 and 6 Rooms.

In either of these buildings you will enjoy a perpetual lease on your spartment at less than one alf of the rentals asked in buildngs of this character with all the advantages offered in high class, well conducted, modern elevator apartment houses.

> Applications are being considered in the order in which they are received. For Prospectus and Full Information

Phone, call or write, Co-operative Dept. Spotts & Starr, Inc.

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Apartments may be inspected daily between the hours of 11 A. M. and 5 P. M. Representative on premises.

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New Jersey-Sale or Rent.

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feet; has tremen-dows living room, with open fire-place, dining room, kitchen, butler's pantry, 3 fine bedrooms; glazed solarium, sleeping balcony;



mtg. of \$5,000 of commutation to New York City. Write or Tel. CURTIS SMITH, 442 Sterling Place, Brooklyn N. V.

cures title; bal-ance (\$2,500) on

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135th St., nr. St. Nicholas Av. 4 STORY DOUBLE TENEMENT on plot 25x100, cold water, 8 families, white tenants; rental \$2,100. Can be purchased for \$2,100. Can be purchased for \$13,000. We can show a net profit of 25% on this investment. Full particulars.

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IMMEDIATE POSSESSION.

ELEVEN ROOMS, 2 BATHS, 3 TOILETS,
HARDWOOD TRIMMED, EXCELLENT
CONDITION: BEST RESIDENTIAL SECTION OF WASHINGTON HEIGHTS. PRICE
\$18,500.

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BEET six story elevator house on Heights for the money; one block from subway; all small apartments, nine on each floor; 120x 100; price \$320,000; rents \$48,000. SLAWSON & HORDS, 162 West 72d st.

Borough of Manhaitan-Miscellaneous,

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Vicinity 86th Street, Breadway—5 story apartment house, 2 room apartments. Rents \$11,598, very low; will be about \$13,000 October. Expenses \$4,000. Price \$55,698.

Vicinity 100d Street, Broadway—Desirable elevator apartment house, 4 and 5 rooms. Desirable mortgage. Old low rents \$23,000; will be considerably more October. Price \$150,000. Alse a desirable modern apartment house, 4 and 5 room apartments. Henis over \$12,500. Expenses \$5,000. Price \$75,600. Near Breadway Nabway—Apartment house, 4 and 5 rooms. Old low rents \$13,500 (some spartments about \$8.500 per room), can be \$15,500. Expenses \$5,500. leaving \$7,800 now, may be about \$10,000 October. Price \$70,000. Will take \$15,000 cash and terms cash and terms
Vicinity Broadway-168th Street—Apartment house, 4 and 5 rooms. Heuts
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We also have other desirable bargains.
Send for list. H. T. WOOD, 220 Broadway

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Between
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Four-story.
14 Rooms, 3 Haths. Fine House.
Bargain to quick buyer. Immediate
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if foot, East 00's, unusual garden; duples spartment and two suites of bachelor apart ments; attractive price and terms,

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Dwelling, 16 Rooms, 3 Baths; Suitable for Boarding or Rooms Can be had with furniture and imme

Can be had with furniture and immediate possession.

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Only \$8,000 Cash Required

Five story double apartment, \$12100; price \$61,000, balance at \$\frac{1}{2}\%, three years; menthly tenants; brokers protected. F. B. ROHERT, 150 Breadway.

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SANDS POINT WATER FRONT Rent, completely furnished, June 15 to Oct 1, \$2,000; small family adults only; 5 bed rooms, 4 baths; garage 2 cars; French cool and butler to stay on place.

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84,500—7 room house near trelley. \$10,500—10 room house, all modern imprevements near depot and school. Other properties, large and spail. CLARENCE A. EDWARDS. INVESTIGATE THIS BARGAIN

Hantington, year round home, 8 rooms, bath, heat, electric light, gas for cooking; large plot 90x275, wonderful garden; one minute from school, convenient to water. Price \$7.000, worth \$10,000. Terms, THEO. S. HALL, 47 West 34th St., N. Y.

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Electricity, hot water heating, grounds is acre to 1% acres; garages, &c. Prices, \$25,000 to \$50,000. Some bargains, 30 minutes from 42d street by New York Central. Bellows & Warren, Getty Sq., Yonkers.

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GREENWICH, CONN. UNUSUAL APARTMENTS.

large rooms and two spacious porch coperative ownership, \$15,000 to \$20,000

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FURNISHED HOUSE FOR SUMMER.
11 rooms, 2 baths, 6 bedrooms,
2 car garage, fine shade trees;

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Splendid location for fine residence, high among the hills of Wester ester County on the State road between Stamford Connecticut, and Bedford, New York. Magnificent views in several directions
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8 Rooms, 2 Baths, large Living Room, Sun Parlor, Sleeping Porch; Beautiful Grounds with Shade Trees. Immediate Possession. including an abundance of pasture and woodland. Property in excellent oper-ating condition. Price \$16,000. TRANK HUGHES-LAYLOR (C Three pleasantly located houses, containing from eight to twelve rooms each, for farm help. Substantial barns and other farm buildings. At Lackawanna Term., Montelair, N. J.

Part of the purchase price may remain on mortgage, if desired.

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Telephone, Stuyvesant 27.

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For Sale-Stucco residence in best sectlor
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Price \$20,000. Possession 30 days. Inspection y appointment.
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FARMS 4 ACRES, NEAR NEW CANAAN, \$3,500 House 12 rooms, bath, fireplaces, good cot lition; barn, large frees, orchard, fruit, etc in State road. A bargain:

442 Atlantic St., Stamford, Conn. Tels. 2916 and 2917 Stamford.

7 ACRES NEAR STAMFORD, \$5,000. Nice 9 room house, good well; shed 18x15 garage); beautiful elevation. **NEW LAW WALKUP** Located near Cross Town Car Line in West Bronx.

Owner desires to occupy as

Apartment: immediate action investor.

H. M. SILVERMAN, 1428 St. Nicholas Ave HUNTING RIDGE, \$5,500.
11 acres, near Stamford, 8 room house authuildings, well; 70 apple trees. Have several very choice and exclusive all year homes

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5,000 to 100,000 aguars feet space party occupancy; will build to suit.

ROMAN CALLMAN COMPANY,
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LONG ISLAND CITY

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Above 14th St. to 50th St. (Inclusive) **NEW 17 STORY BUILDING** Seventh Avenue

SOTH TO SIST STS. PENNSYLVANIA STATION UNOBSTRUCTED LIGHT

OFFICES AND ENTIRE FLOORS Ideal location for Executive Offices, Fina al Institutions or Salesrooms, No man acturing, Apply to your own broker or Regent Realty Company, 33 West 426 St.

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450 Square Feet of Office Space MADISON AV., NEAR 34TH.
IMMEDIATE POSSESSION.
William J. Roome & Co., Inc.
117 MADISON AV., AT 34TH 87. OFFICE AND STUDIOS, WITH porth light, at 121 East 23d st.

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Plot: 140 x 100

Automobile District, with good buildings; easily altered int JOHN P. PEEL CO., 362 West 23d St.

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816 FIFTH AVE. 22 ft. 6 in. front 5 Story American Basement Dwelling 17 Rooms 6 Baths and Elevator. IMMEDIATE POSSESSION. RENT ATTRACTIVE CRUIKSHANK COMPANY 141 BROADWAY.

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BEST VALUES ON HEIGHTS. Four Room Apartments.
179th St., 621 West—840
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Five Room Apartments.
185th 8t., 355 West-865
186th 8t., 367 West-885
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186th 8t., 610 West-896
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186th 8t., 643 West-875
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186th 8t., 864 West-8100
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JOHN D. MINER, Estates, Homes, Parms, "Anywhere in Jersey," 522 Fifth Av. New York City WANTED BY DOCTOR, or 3 room unfurnished apartmer years' lease; possession August suitable for offices only; location 45th to 72d sts, 3th to Lexington avs. A., 1083 Sun-Herald, Fulton st.

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R. E. Brokers. Opp. Lackawanna Terminal. Summit, N. J., Real Estate D. L. W. REAL ESTATE AT AUCTION. THE BURKE RELIEF FOUNDATION.—Auction sale of desirable home sites at Hotel Astor, June 22, 23, 24. Particulars apply to J. CLARENCE DAVIES, 19th st. and 3d av., or JOSEPH P. DAY, 32 Liberty st., SPRINGFIELD, N. J., Properties For Sale C HAS. R. REEVE, MILLBURN, N. .

Homes from \$7,500 to \$150,000.

Maplewood — Short Hills — Sammit.

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BROOKS & MOMAND, REAL ESTATE MORTGAGES, 115 B'WAY. TEL. RECTOR 2267. \$20,000 to loan, 5½ per cent., for conserva-tive first mortgage; total charges 1 per cent, and cost of search, DAVID LION, 35 Park row. Telephone 5614 Cortlands.

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BUILDINGS, lofts, stores, offices; choice locations for large and small businesses. OLIVER LAKIN, for West 42d st. Above 19th St.-Sth Av. to East Piver.

Abore for homeseeks: Lexington av. dwelling near 64th st. 4 story and base-ent home, with possession October I, at asonable price and terms; quick action cessary. Room 1020, Hotel Netherland. reasonable price and terms; quick action secessary. Room 1020, Hotel Netherland. PRIVATE house, best location, 65th st., between Madison and Fark, four story and basement, 20x05x100; price \$70,030. Only principals answer. Flaza 541. FEN family apartment; low rents; \$18,000, \$3,500 cash. ROYALL, 2185 7th av.

FOR RENT—ASBURY PARK.
From June 15th to Reptember 15th, fully furnished, large roomy house, seven sleeping rooms, two baths, billiard room, large and apacious porch, garage for two cars, jocated First Avenue, near Grand, \$1,200.
For Full Particulars Apply
C. L. Young
Telephone Rector 430.
128 Liberty 84. Above 50th St .- 5th Av. to North Biver BEST 5 story, 50 feet double, on West Side, Largest rooms obtainable. Price \$78,000. Ground value. No leases. SLAWSON & HOBBS. 102 West 726 St. LEATING town, will sell my attractive beautifully decrated house on the Wast Side in the '80s on first fair bid; easy terms. Reply PLATER, Room 1017, Hotel Netherland. 128TH ST., 26 West .- 25x99.11; \$7,000; terms

> orcugh of Manhattan-Miscellancon Hercugn of mannershaper, a five story, 20 fost single flat, electric light; rent \$3,800; price only \$25,000, and can be had for \$8,000 cash. SLAWSON & HOBBS, 182 West 73d st.

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PIELDSTON,
Riverdals-on-the-Hudson.
New York City's Most Accessible Suburb.
GEORGE HOWE, 527 Pifth Avenue, N. T.

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Pive story triple, no heat, hot water sup-lying price \$18,500; terms. ELLIOTT, 154 Nassau. Beekman 2684. LOT. 25x100, West 170th st., near Jerome av. subway; improvements in; price \$1,000, terms. Owner, RISS, 151 Mason st., San

Bridge Flats.
LONG INLAND CITY

LONG INLAND CITY

Trembly Co., Inc., sCortlandtSt. Cort.3307

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The rooms, baths; porchen; near new subway: brokers' list: \$1,000 cash, ELLIOTT, 154 Nassau.

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Barongh of Brooklyn Fails or Rent; ON Dean st., between 3d and 4th ava., and houses, a I family and a 5 family: frame; 3 story and basement, 87,300 each. DAVID JOYCE, 375 Fulton st., Brooklyn.

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LONG IBLAND CITY, 67 lots, vicin-ity Jackson and Steinway ava., at 5, remarkable price to quick buyer: suitd able for factory site, moving picture studio, auto service station, or apart-ments. JESSELS, 1 West 34th st., N. Y. Tel. Greeley 2270, Brokers, get busy.

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St. George, Staten Island, gem of a small place; day nursery opening on to upper veranda; hedroom with connecting room for nurse; bathroom with child's tub, &c. delightfully cool all aummer; fine view of New York harbor; seven minutes' walk to ferry no commuting troubles; house consists of 12 rooms, four baths, five open fireplaces, five tric mangle and gas dryer in laundry; molecular and compactly built; price \$30,000; sazz terms. Telephone Tempkinsville 1980.

ST. GEORGE, S. I., at pre-war bargain, price, gem of a small place: 12 rooms, folibaths, latticed and tiled verands, with place glass drop windows: gas dryer and electric mangle in laundry; roller screens and Chabiberlain metal weather strips in windows: tiled in refrigerator; heautiful, unobstrumsdview of New York harbor; seven mington, walk to ferry; owner going West permanently, will sell for \$30,000; easy tegms, Telephone Tompknsville 1980.

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